

# **City Council/Planning & Zoning Commission Special Called Joint Meeting**

**Tuesday, October 25, 2022 at 8:30 am**

**City Council Chamber, 18649 FM 1431, Suite 3A, Jonestown,  
TX 78645**

**Council Members: Mayor Paul Johnson, Mayor Pro Tem Tom  
Buckle, Aldermen Eric Davis, Aldermen Rod Schaffner,  
Aldermen Dave Nelsen, Alderwoman Linda Bush**

**P&Z Commissioners: Chair Melody Gayeski, Vice Chair  
Brenda Sies; Commissioners: Stephan Ambrose, Tom Grant,  
Alyssa Kline; Alternate: Tony Macina**

## **AGENDA**

### **ITEMS OPENING MEETING**

- 1. CALL TO ORDER, ESTABLISH QUORUM, DECLARE MEETING OPEN**
- 2. PLEDGE OF ALLEGIANCE**

### **GENERAL BUSINESS AND ACTION ITEMS**

### **OLD BUSINESS**

- 3. Request for re-subdivision, Tract 34, Panoramic Hills Subdivision**

#### **Attachments:**

- **Agenda Report and documents - Panoramic Hills Tract 34 resubdivision (3\_AR\_10.25.22\_REPLAT\_TRACT\_34\_PANHILL.pdf)**

- a. Joint discussion of the request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision, a subdivision in Travis County, Texas, according to plat or map thereof as recorded in Volume 38, Page 50 of the plat records of Travis County, Texas, being the same property described in instrument of record in Document Nos. 2005105410 and 2017080599 in the official**

**public records of Travis County, Texas. (considered at the October 6th, 2022 Planning & Zoning Commission meeting and the October 13, 2022 City Council meeting)**

- b. Planning & Zoning Commission: Consider, discuss and take any action necessary regarding the above request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision.**
- c. City Council: Consider, discuss and take any action necessary regarding the above request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision.**

#### **4. ADJOURNMENT**

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development). ----- I, the undersigned authority, do hereby certify that a copy of the above agenda of the City of Jonestown City Council was posted at Jonestown City Hall and Jonestown Community Library, places convenient and readily accessible to the general public at all times, and said agenda was posted on this \_\_\_\_\_ day of \_\_\_\_\_ 2022, by \_\_\_\_\_ a.m./p.m. \_\_\_\_\_ City Secretary, City of Jonestown, Texas --- -- I certify that the above agenda of the City of Jonestown was removed on this \_\_\_\_\_ day of \_\_\_\_\_ 2022, at \_\_\_\_\_ a.m./p.m. \_\_\_\_\_ City Secretary. ----- **\*\*NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:\*\*** This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the city secretary at 512-267-3243 or fax at 512-267-4572, or e-mail [raustin@jonestowntx.gov](mailto:raustin@jonestowntx.gov)

**City of Jonestown,  
Texas**

**AGENDA REPORT**

Meeting Date: October 25, 2022

Agenda Item Number:

3

(City Secretary's Use Only)

Department: Development Services

Prepared by: Cynthia Jolly

Budgeted Amount: \$ 0

Date Prepared: October 20, 2022

Exhibits: Application to Replat, Engineer's Review  
Plat, Deed, Legal Notice,  
Certification of Mailing

**Subject**

Re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision

**Recommendation**

Consider, discuss, and take any action necessary regarding a request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision, a subdivision in Travis County, Texas, according to plat or map thereof as recorded in Volume 38, Page 50 of the plat records of Travis County, Texas, being the same property described in instrument of record in Document Nos. 2005105410 and 2017080599 in the official public records of Travis County, Texas.

**Discussion**

City staff and City Engineer reviewed the plat to verify compliance with City ordinances. The City Engineer's approval letter is enclosed. Public hearings were held on October 6, 2022 at the Planning and Zoning Commission meeting and on October 13, 2022 at the Council meeting.

The Planning and Zoning Commission's recommendation for Council consideration is to deny the plat for re-subdivision of 24.40 acres of land out of Tract 34, Panoramic Hills Subdivision. They noted the applicant will need to state whether coordinates are grid coordinates or surface coordinates, update their comments on the title commitments to include document numbers specifically on number one, label the access/roadway easements, floodplain note verified by the engineer, and provide Travis County approval.

The applicant's surveyor has submitted a revised plat which notes the grid/surface coordinates, document numbers for the title commitments, labeling for easements, and floodplain note. City staff would suggest approval on the condition that approval of this replat is obtained from Travis County.

**Approval By**

Signature

Date

Department Head

C. Jolly

10/21/22

City Administrator

[Signature]

10/21/22

**CITY OF JONESTOWN  
18649 FM 1431, SUITE 4-A  
JONESTOWN, TEXAS 78645  
(512) 267-3243**

**SHORT FORM FINAL PLAT APPLICATION**

Property Owner Ryan Miller & Melissa Miller Date 09/09/22

Street Address 414 Bloomsbury Dr

City Kyle State TX Zip Code 78640 Phone # 210-264-6160

Property Address 10670 Deer Canyon Rd, Jonestown, TX, 78645 (PID: 186691) & PID: 186692

Legal Description 24.40 acres of land out of tract (lot) 34, Panoramic Hills Subdivision

**Surveyor or Engineer Information:**

Name/Company Steven Womack

Phone # 512-63 80220 Fax # \_\_\_\_\_ Email swrpls@gmail.com

**APPLICATION COMPONENTS:**

- A copy of the deed showing **current** ownership.
- Two paper copies of plat for review.
- When the City Engineer approves the plat, provide 13 copies (5 for P&Z, 7 for Council and Administrator, and one for the file).
- Current tax certificates for City, County and School District, showing all taxes paid.
- Easement releases (original signed document for filing) from all public utilities.
- A copy of deed restrictions or covenants of the original subdivision.
- Short form plat: \$300.00 plus engineering deposit of \$550.00.

Applicant's Signature  Date 09/09/22

Staff review: Deed copy \_\_\_\_\_ Tax Certificates \_\_\_\_\_

Easement Releases: PEC \_\_\_\_\_ JWSC \_\_\_\_\_ TW \_\_\_\_\_ AT&T \_\_\_\_\_

Engineer's favorable review letter \_\_\_\_\_

Verified by \_\_\_\_\_ Date \_\_\_\_\_



# Steven Warner Womack, RPLS, PLS, NCEES

National Council of Examiners for Engineering and Surveying #1928  
Texas Registered Professional Land Surveyor #5025  
North Carolina Professional Land Surveyor #L-5043  
E-Mail: [SWRPLS@Gmail.com](mailto:SWRPLS@Gmail.com)  
(512) 638-0220

Oct. 20, 2022


Cynthia Jolly  
Development Services Coordinator  
City of Jonestown  
P.O. Box 5023  
Jonestown, Texas 78645

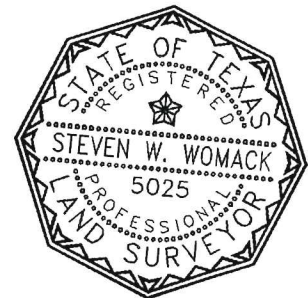
## Response Letter to additional comments

Re: Replat of Tract 4 of Panoramic Hills Subdivision  
Project #22-P-317-P  
Plat Submittal #1

1. The geodetic coordinates are shown as grid, there is a note on the plat drawing stating the reference information.
2. The FEMA information is correct.
3. The underlying documents for the title commitment are listed in their respective comments.
4. The roadways are referenced to their creation documents.

There have been no other changes.

  
Steven W. Womack  
Registered Professional Land Surveyor  
No. 5025, State of Texas



10703 Sierra Oaks — Austin — Texas - 78759

Page 1 of 1

E:\Work\PROJECTS\17-019 17+6 ac DeerCanyon Replat Jonestown\17-019 JonestownReviewComments (2).docx  
The Texas Board of Professional Land Surveying regulates all Registered Professional Land Surveyors in the State of Texas.  
They may be contacted at Building A, Suite 156, 12100 Park 35 Circle, Austin, Texas 78753, (512) 239-5263.

# Replat of Tract 34, Panoramic Hills Subdivision

TRAVIS COUNTY, TEXAS

## Chapter 482.204(f)

24.40 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NOS. 2005105410 & 2017080599 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

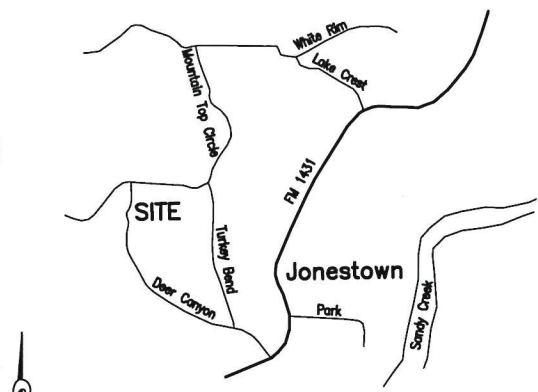
### TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



Location Map

Scale = 1"= 2000'

Steven Warner Warnock, RPLS, PLS, NCEES  
National Council of Examiners for Engineering and Surveying #1928  
Texas Registered Professional Land Surveyor #5025  
North Carolina Registered Professional Land Surveyor # L-5043  
E-Mail: SWRPLS@gmail.com Phone/Fax: (512) 638-0220

### Replat of Tract 34, Panoramic Hills Subdivision

TRAVIS COUNTY, TEXAS  
24.40 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NOS. 2005105410 & 2017080599 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SCALE: 1" = 100'	DATE: 08-17-22
FIELD BOOK:	
DRAWN BY: STAFF	
FILE NAME: 17-019 PLAT	
APPROVED BY: STAFF	
PROJECT NO: 17-019	

SHEET

1

OF

3



# Replat of Tract 34, Panoramic Hills Subdivision

TRAVIS COUNTY, TEXAS

24.40 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NOS. 2005105410 & 2017080599 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOTS: 4  
ACREAGE: 24.40  
L.F. OF NEW STREETS: 0

**OWNERS:**  
Ryan & Melissa Miller  
414 Bloomsbury  
Kyle, Texas 78640

**SURVEYOR:**  
**STEVE WOMACK**  
**10703 SIERRA OAKS**  
**AUSTIN, TEXAS 78759**  
**PHONE: (512) 638-0220**

Steven Warner Wornack, RPLS, PLS, NCEES  
National Council of Examiners for Engineering and Surveying #1928  
Texas Registered Professional Land Surveyor #5025  
North Carolina Professional Land Surveyor # L-5043  
E-Mail: [SWRPLS@aol.com](mailto:SWRPLS@aol.com) Phone/Text: (512) 638-0220

## Replat of Tract 34, Panoramic Hills Subdivision

TRAVIS COUNTY, TEXAS

24.40 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NOs. 2005105410 & 2017080599 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SCALE: 1" = 100' DATE: 08-17-22

FIELD BOOK:

DRAWN BY: STAFF

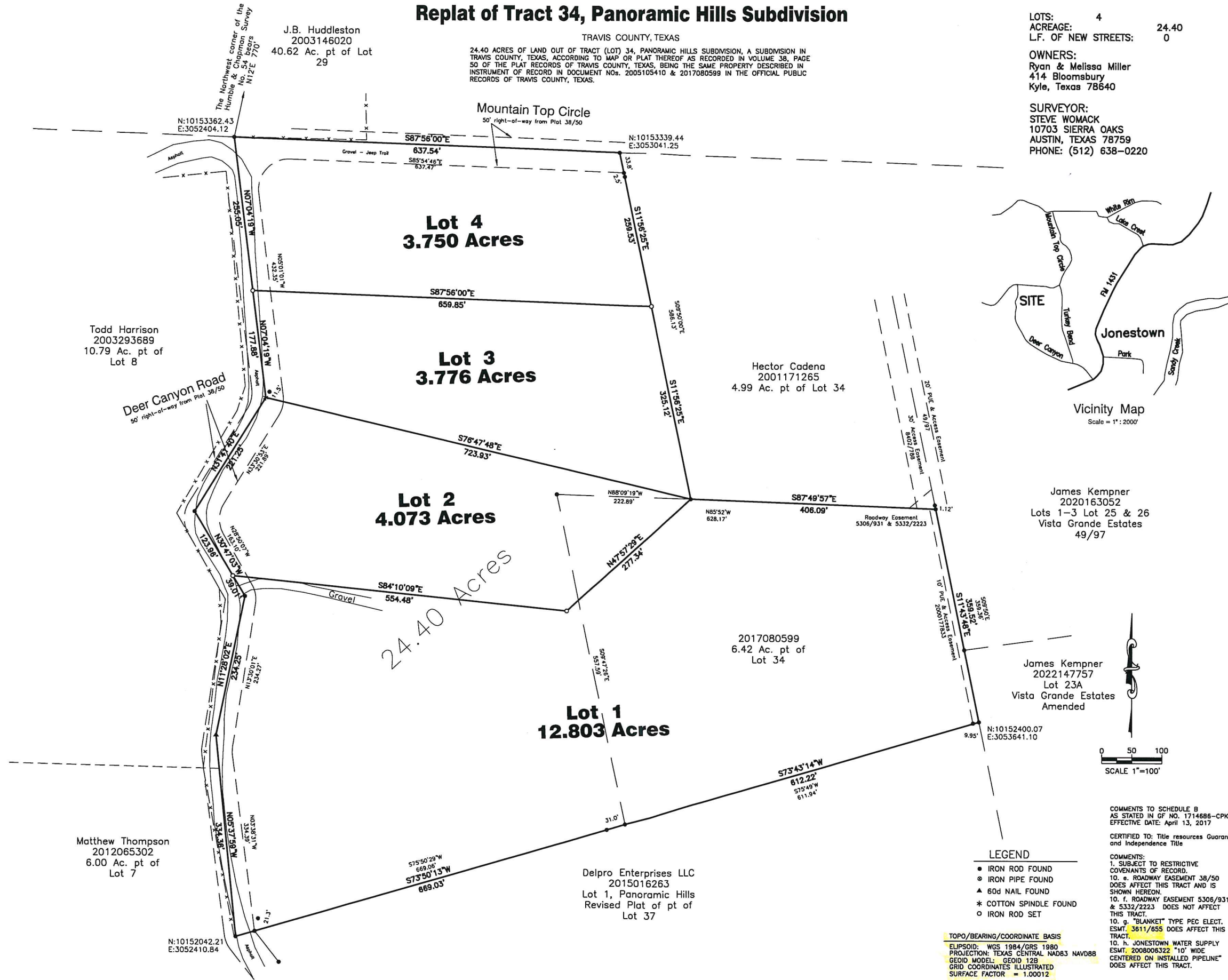
FILE NAME: 17-019 PLAT

APPROVED BY: STAFF

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PROJECT NO: 17-019

SHEET  
**2**  
OF





STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED OWNERS DO HEREBY SUBDMIDE 24.40 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED AND CONVEYED TO US BY INSTRUMENT OF RECORD IN DOCUMENT NOS. 2005105410 & 2017080599 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THIS PLAT AND TEXAS LOCAL GOVERNMENT CODE 232, TO BE KNOWN AS "Replat of Tract 34, Panoramic Hills Subdivision", SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON.

Ryan Miller  
414 Bloomsbury  
Kyle, Texas 78640

Melissa Miller  
414 Bloomsbury  
Kyle, Texas 78640

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MELISSA MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

NOTES:

- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF JONESTOWN.
- BUILDING SETBACKS TO BE OBTAINED FROM THE CITY OF JONESTOWN MUST BE OBSERVED ON THE NEW LOTS.
- NO PERMIT TO BE ISSUED WITHOUT LCRA SEPTIC (OSSF) APPLICATION.
- NO AUXILIARY STRUCTURE IS TO BE BUILT ON INSTALLED WITH THE PRIMARY STRUCTURE, A FENCE IS CONSIDERED A STRUCTURE AND REQUIRES A PERMIT.
- A SITE PLAN MUST BE PRESENTED BEFORE ANY CLEARING OR CONSTRUCTION CAN BEGIN.
- IMPERVIOUS COVER SHALL NOT EXCEED 40% OF THE TOTAL LOT AREA.
- ALL PROPERTY IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1.800.776.5272 EXTENSION 2324 FOR MORE INFORMATION.

ON SITE WASTEWATER SYSTEM NOTE:

EACH AND EVERY WASTEWATER FACILITY INSTALLED WITHIN THE LOWER COLORADO RIVER AUTHORITY'S WATER QUALITY ZONE AS IT RELATES TO THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND LICENSED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION AND LCRA AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS AND LICENSES ARE MADE. CERTAIN SINGLE FAMILY RESIDENTIAL LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL AND WATER MILL CONSIDERATIONS.

ALL RECORDED RESTRICTIVE COVENANTS, RESTRICTIONS AND EASEMENTS FROM THE PREVIOUS SUBDIVISION APPLY TO THIS AMENDED PLAT.

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF JONESTOWN, TEXAS AND IS HEREBY ACCEPTED AND RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL.

Melody Goyeski  
CHAIRPERSON, PLANNING AND ZONING COMMISSION

DATE

CITY COUNCIL APPROVAL:

MR. PAUL JOHNSON  
MAYOR OF JONESTOWN

DATE

Water Usage Notes:

1. THE WATER SUPPLY FOR THIS SUBDIVISION WILL BE SERVED BY JONESTOWN WSC OR INDIVIDUALLY-OWNED GROUNDWATER WELLS. WATER WELLS IN THIS AREA HAVE DEMONSTRATED HISTORICALLY THAT WATER MAY OR MAY NOT BE READILY AVAILABLE AT ALL TIMES. INFORMATION ON THE AVAILABLE SUPPLY OF GROUNDWATER AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IS AVAILABLE IN THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY GOVERNMENT COUNTY, TEXAS 482.204(c)(25)(D).

2. THE DRILLING OF MORE THAT ONE WELL ON EACH LOT IS PROHIBITED UNLESS APPROVED BY THE COUNTY.

3. FURTHER SUBDIVISION OF LOTS IS PROHIBITED FOR FIVE YEARS FOLLOWING THE FILING OF THE PLAT (482.214).

4. THE USE OF GROUNDWATER FROM A WELL IN THE SUBDIVISION TO SUPPLY SOURCES OTHER THAT THE SUBDIVISION IS PROHIBITED, EXCEPT IN THE EVENT OF FIRE OR OTHER EMERGENCY THE COUNTY DETERMINES TO BE TEMPORARY (482.214).

Travis County On-Site Wastewater Program Plat Notes

- No structure in this subdivision shall be occupied until connected to a public sewer system or a private on-site wastewater (septic) system that has been approved and licensed for operation by the Travis County On-Site Wastewater Program.
- This subdivision is subject to all the terms and conditions of Chapter 448, Travis County Code, Rules of Travis County, Texas for On-Site Sewage Facilities. These rules require, among other things, that a construction permit be obtained from Travis County before an on-site sewage facility can be constructed, altered, modified, or repaired in the subdivision and that a license to operate be obtained from Travis County before an on-site sewage facility can be operated in the subdivision.
- Each residential lot in this subdivision is restricted to no more than one single family dwelling per acre.
- These restrictions are enforceable by the Travis County On-Site Wastewater Program.

Brandon Couch, D.R. #OS0029465  
On-site Wastewater, Travis County TNR

DATE

METES AND BOUNDS FIELD NOTE LEGAL DESCRIPTION:

24.40 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NOS. 2017080798 & 2017080599 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:  
Beginning at an iron rod found on the westerly edge of the asphalt surface of Deer Canyon Road at the easterly interior all corner of a 6.00 acre tract conveyed to Matthew Thompson by instrument of record in Document No. 2012085302, being also the southwest corner of Tract 34 referenced above, for the southwest corner and the Point of Beginning of the herein described tract;  
Thence N 05 deg 37 min 59 sec W 334.38 feet to a MAG Nail set in the asphalt surface of Deer Canyon Road, for a westerly corner of the herein described tract;  
Thence N 11 deg 28 min 02 sec E 234.25 feet to an iron rod found near the easterly edge of the asphalt surface of said road, for an interior ell corner of the herein described tract;  
Thence N 30 deg 47 min 03 sec W 182.97 feet to an iron rod found near the westerly edge of the asphalt surface of the said road, for a westerly corner of the herein described tract;  
Thence N 31 deg 41 min 40 sec E 221.25 feet to an iron rod found near the easterly edge of the asphalt surface of the said road, for an interior ell corner of the herein described tract;  
Thence N 07 deg 04 min 19 sec W 432.93 feet to an iron rod set in a wire fence line at the northwest corner of the referenced Tract 34, being also the northeast corner of a 10.79 acre tract conveyed to Todd Harrison by instrument of record in Document No. 2003293889, being also on the south line of Tract 29, for the northeast corner of the herein described tract;  
Thence S 87 deg 58 min 00 sec E 837.54 feet to an iron rod found in the jeep-trail like surface of Mountain Top Circle, being the northwest corner of a 4.99 acre tract conveyed to Hector Codeno by instrument of record in Document No. 2001171285, for the northeast corner of the herein described tract;  
Thence S 11 deg 58 min 25 sec E 584.85 feet to an iron rod found at the southwest corner of the said 4.99 acre tract, for an interior ell corner of the herein described tract;  
Thence S 87 deg 49 min 57 sec E 406.09 feet to an iron rod found at the southeast corner of the said 4.99 acre tract, being also on the westerly line of Vista Grande Estates Subdivision, for the eastmost northeast corner of the herein described tract;  
Thence S 11 deg 43 min 48 sec E 359.52 feet to an iron rod found at the northeast corner of Lot 1, Panoramic Hills, for the southeast corner of the herein described tract;  
Thence S 73 deg 43 min 14 sec W 612.22 feet to an iron rod found and S 73 deg 50 min 13 sec W 689.03 feet to the Point of Beginning and containing 24.40 acres of land, more or less.

NO PORTION OF THE SURVEY, AS SHOWN HEREON, LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON FEMA FLOOD PANEL NO. 48453C0210J, EFFECTIVE DATE 1/22/20 FOR TRAVIS COUNTY, TEXAS.

THIS TRACT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE.

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF JONESTOWN AND IN ACCORDANCE WITH SECTION 232.001, LOCAL GOVERNMENT CODE OF TEXAS, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN HEREON.

STEVEN W. WOMACK  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

DATE



STANDARD PLAT NOTES

General Plat Notes:

- This subdivision is wholly contained with the Jurisdiction of Travis County, Texas.
- All easements on private property shall be maintained by the property owner or his or her assigns.
- In addition to the easement shown hereon, a ten (10') foot wide public utility easement is dedicated along and adjacent to all right-of-way and a two and a half (2.5) foot wide public utility easement is dedicated along all side lot lines.
- No driveway shall be constructed closer than 50' or 60% of parcel frontage, whichever is less, to the ROW of an intersecting local or collector street or 100' or 60% of parcel frontage, whichever is less, to the ROW of an intersecting arterial street.
- A Travis County Site Development Permit is required prior to any site development.
- Water is supplied by Jonestown WSC or individual private wells.
- Wastewater disposal is provided by individual OSSF systems.
- All existing or future easements on private property shall be maintained by the owner and/or his/her assigns.
- The Owner of this subdivision, and his/her successors and assigns, assume responsibility for the plans for the construction of subdivision improvements which comply with applicable codes and requirements of Travis County. The Owner understands and acknowledges that plat vacation or re-platting may be required at the owner's sole expense if plans to construct this subdivision do not comply with such codes and requirements.
- Erosion/sedimentation controls are required for all construction on each lot including single family and duplex construction pursuant to the land development code and the environmental criteria manual.
- Prior to construction on lots in this subdivision, drainage plans will be submitted to Travis County for review. Rainfall runoff shall be held to the amount existing at undeveloped status by bonding or other approved methods. All proposed construction or site alteration requires the approval of a separate development permit.
- Before beginning construction activities on a subdivision Lot, the owner must obtain a Travis County development permit and, when applicable, obtain and implement a stormwater pollution prevention plan (SWP3). The SWP3 requires implementation of temporary and permanent best management practices, including erosion and sediment controls, for protection of stormwater runoff quality, in accordance with the Travis County code.
- By approving this plat Travis County assumes no obligation to construct any infrastructure in connection with this subdivision. The infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to County standards may be just the cause for the County to deny applications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy."
- Building setbacks shall conform to Travis County requirements.

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Rebecca Guerrero, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

Rebecca Guerrero, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The Owner(s) of the Subdivision shall construct the Subdivision's street and drainage improvements (the "improvements") to County Standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the Owner(s) must post fiscal security with the County in the amount of the estimated cost of the improvements. The Owner(s)' obligation to construct the improvements to County Standards and to post the fiscal security to secure such construction is a continuing obligation binding on the Owners and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County Standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be a part of the developer's construction.

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Rebecca Guerrero, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

Rebecca Guerrero, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

Steven Warner Womack, RPLS, PLS, NCEES  
National Council of Examiners for Engineering and Surveying #1928  
Texas Registered Professional Land Surveyor #5025  
North Carolina Professional Land Surveyor # L-5043  
E-Mail: SWRPLS@gmail.com Phone/Fax: (512) 638-0220

Replat of Tract 34, Panoramic Hills Subdivision

TRAVIS COUNTY, TEXAS

24.40 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NOS. 2005105410 & 2017080599 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SCALE: 1" =100' DATE: 08-17-22

FIELD BOOK:

DRAWN BY: STAFF

FILE NAME: 17-019 PLAT

APPROVED BY: STAFF

PROJECT NO: 17-019

SHEET

3

OF

3



September 29, 2022

Cynthia Jolly  
Development Services Coordinator  
City of Jonestown  
P.O. Box 5023  
Jonestown, Texas 78645

Re: Replat of Tract 4 of Panoramic Hills Subdivision  
Project #22-P-317-P  
Plat Submittal #2

Dear Ms. Jolly:

We have performed a review of the above referenced plat in accordance with the Jonestown, Texas Subdivision Ordinance Chapters 10 and 14.

All comments have been addressed and the plat appears to be in compliance with the Ordinance.

Please have the applicant submit an AutoCAD file of the plat as required.

This completes our review comments on the referenced subdivision. Please call if you should have any questions regarding this review.

Sincerely,



A.J. Girondo III, P.E.  
AJG/s

## General Warranty Deed

### NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: May 19, 2017

Grantor: Ogden Rentals L.P., a Texas limited partnership

Grantor's Mailing Address: 2604 BAILE PATH, AUSTIN  
TX 78703

Grantee: Ryan James Miller and Melissa Herrera Miller

Grantee's Mailing Address: 414 Bloomsbury Dr, Kyle, TX 78640

Consideration: Cash and other good and valuable consideration.

#### Property (including any improvements):

Being 6.422 acres of land out of Tract 34, PANORAMIC HILLS SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 38, Page 50, Plat Records, Travis County, Texas, being the same property described in Warranty Deed recorded in Volume 8402, Page 788, Deed Records, Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof; TOGETHER WITH a road easement retained in Deed dated November 19, 1975, from Andrew E. Buntyn and wife, Marjorie A. Buntyn to J. B. Huddleston and wife, Sue Carol Huddleston, recorded in Volume 5306, Page 931, being corrected in Volume 5332, Page 2223, Deed Records, Travis County, Texas.

Reservations from Conveyance: None

#### Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and

prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any water, utility, road, or improvement districts which affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee also assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Ogden Rentals, LP, a Texas limited partnership

By: SDO Enterprises, LLC, General Partner

By: \_\_\_\_\_

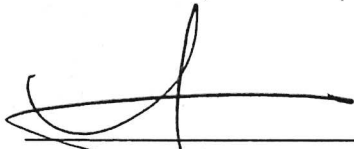
Steven D. Ogden, Manager



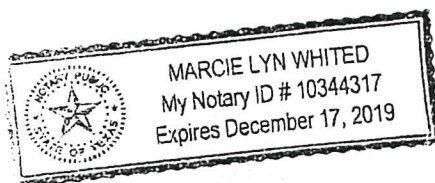
State of Texas

County of Williamson

This document was acknowledged before me on May 19, 2017 by Steven D. Ogden, Manager of SDO Enterprises, LLC, as General Partner of Ogden Rentals L.P., a Texas limited partnership, on behalf of the partnership.

  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:



## Exhibit "A"

### METES AND BOUNDS DESCRIPTION

OF A 6.425 ACRES OF LAND, MORE OR LESS, OUT OF TRACT 34 OF PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 38, PAGE 50, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 8402, PAGE 788, DEED RECORDS, TRAVIS COUNTY, TEXAS; TOGETHER WITH A ROAD EASEMENT RETAINED IN DEED DATED NOVEMBER 19, 1975, FROM ANDREW E. BUNTYN AND WIFE, MARJORIE A. BUNTYN TO J.B. HUDDLESTON AND WIFE, SUE CARROL HUDDLESTON, RECORDED IN VOLUME 5306, PAGE 931, BEING CORRECTED IN VOLUME 5332, PAGE 2223, DEED RECORDS, TRAVIS COUNTY, TEXAS:

**BEGINNING** AT A 1/2 INCH IRON ROD SET IN THE EAST LINE OF SAID TRACT 34 AND THE WEST LINE OF LOT 1, VISTA GRANDE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 49, PAGE 97 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF, FROM WHICH THE NORTHWEST CORNER OF SAID LOT 1 BEARS, N 11°43'48" W, 1.12 FEET;

**THENCE**, S 11°43'48" E, WITH THE WEST LINE OF SAID VISTA GRANDE ESTATES SUBDIVISION, A DISTANCE OF 359.52 TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 1, REVISED PLAT OF A PORTION OF LOT 37 OF PANORAMIC HILLS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO.200900131 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTH EAST CORNER HEREOF;

**THENCE**, S 73°51'03" W, WITH THE COMMON LINE OF SAID TRACT 34, AND SAID LOT 1, REVISED PLAT OF A PORTION OF LOT 37 OF PANORAMIC HILLS, AT 9.96 FEET PASSING A 1/2 INCH IRON ROD FOUND, CONTINUING IN ALL, A DISTANCE OF 611.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF;

**THENCE**, N 11°47'42" W, A DISTANCE OF 557.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF;

**THENCE**, S 87°49'57" E, AT 222.94 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED TO J.B. HUDDLESTON AND WIFE, SUE CARROL HUDDLESTON, RECORDED IN VOLUME 5332, PAGE 2223, CONTINUING IN ALL, A DISTANCE OF 629.03 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 6.425 ACRES OF LAND, MORE OR LESS.

**BEARING BASIS** IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.999873170 AND CONVERGENCE ANGLE OF 01°14'16".

15/ITC/1714686 CPK/ MW

**GENERAL WARRANTY DEED WITH VENDOR'S LIEN**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

DATE: May 19, 2017

GRANTOR: J. B. Huddleston, Sr. and Sue C. Huddleston, as Trustees for the J.B. Huddleston, Sr. and Sue C. Huddleston Revocable Living Trust

GRANTOR'S MAILING ADDRESS: 406 98 Deer Canyon Rd

GRANTEE: Ryan James Miller and spouse, Melissa H. Miller a/k/a Melissa Herrera Miller

GRANTEE'S MAILING ADDRESS: 414 Bloomsbury Drive, Kyle, Texas 78640

**CONSIDERATION:**

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note that is in the principal amount of \$176,300.00, and is executed by Grantee, payable to the order of Capital Farm Credit, FLCA. The note is secured by a vendor's lien retained in favor of Capital Farm Credit, FLCA in this deed and by a deed of trust from Grantee to Ben R. Novosad, Trustee.

**PROPERTY (including any improvements):**See Exhibit "A" attached hereto and made a part hereof.**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

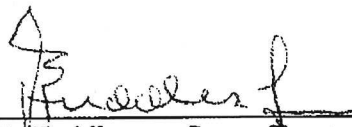
This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2017 and subsequent years.


Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until <sup>said</sup> each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

Capital Farm Credit, FLCA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Capital Farm Credit, FLCA and are transferred to that party.

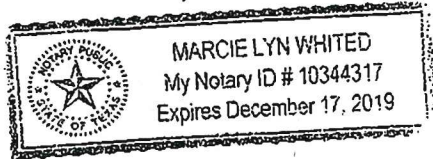
  
\_\_\_\_\_  
J. B. Huddleston, Sr., as Trustee for the J.B.  
Huddleston, Sr. and Sue C. Huddleston  
Revocable Living Trust

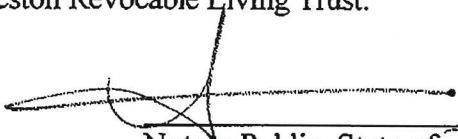
  
\_\_\_\_\_  
Sue C. Huddleston, as Trustee for the J.B.  
Huddleston, Sr. and Sue C. Huddleston  
Revocable Living Trust



State of TX  
County of Williamson

This instrument was acknowledged before me on the 19 day of May, 2017, by J. B. Huddleston, Sr. and Sue C. Huddleston, as Trustees for the J.B. Huddleston, Sr. and Sue C. Huddleston Revocable Living Trust.



  
\_\_\_\_\_  
Notary Public, State of TX

Prepared by:  
Hardie Bleau Hancock & McGill, LLLP  
Attorneys at Law  
File No. 1714686

After Recording Return To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dm4686-fw

Exhibit A

## METES AND BOUNDS DESCRIPTION

17.97 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NO. 2005105410 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

**Beginning** at an iron rod found on the westerly edge of the asphalt surface of Deer Canyon Road at the easterly interior ell corner of a 6.00 acre tract conveyed to Matthew Thompson by Instrument of record in Document No. 2012065302, being also the southwest corner of Tract 34 referenced above, for the southwest corner and the **Point of Beginning** of the herein described tract;

**Thence** N 05 deg 37 min 59 sec W 334.36 feet to a MAG Nail set in the asphalt surface of Deer Canyon Road, for a westerly corner of the herein described tract;

**Thence** N 11 deg 28 min 02 sec E 234.25 feet to an iron rod found near the easterly edge of the asphalt surface of said road, for an interior ell corner of the herein described tract;

**Thence** N 30 deg 47 min 03 sec W 162.97 feet to an iron rod found near the westerly edge of the asphalt surface of the said road, for a westerly corner of the herein described tract;

**Thence** N 31 deg 41 min 40 sec E 221.25 feet to an iron rod found near the easterly edge of the asphalt surface of the said road, for an interior ell corner of the herein described tract;

**Thence** N 07 deg 04 min 19 sec W 432.93 feet to an iron rod set in a wire fence line at the northwest corner of the referenced Tract 34, being also the northeast corner of a 10.79 acre tract conveyed to Todd Harrison by instrument of record in Document No. 2003293689, being also on the south line of Tract 29, for the northwest corner of the herein described tract;

**Thence** S 87 deg 56 min 00 sec E 637.54 feet to an iron rod found in the jeep-trail like surface of Mountain Top Circle, being the northwest corner of a 4.99 acre tract conveyed to Hector Cadena by instrument of record in Document No. 2001171265, for the northeast corner of the herein described tract;

**Thence** S 11 deg 56 min 25 sec E 584.65 feet to an iron rod found at the southwest corner of the said 4.99 acre tract, for an easterly corner of the herein described tract;

**Thence** N 88 deg 09 min 19 sec W 222.89 feet to an iron rod found at the northwest corner of a 6.422 acre tract

conveyed to Ogden Rentals LP by instrument of record in Document No. 2015109221, for an interior ell corner of the herein described tract;

**Thence** S 11 deg 47 min 22 sec E 557.93 feet to an iron rod found at the southwest corner of the said 6.422 acre tract, for the southeast corner of the herein described tract;

**Thence** S 73 deg 50 min 13 sec W 669.03 feet to the **Point of Beginning** and containing 17.97 acres of land, more or less.



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dana Debeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

May 22 2017 10:10 AM



## Notice of Public Hearing

Notice is hereby given that the City of Jonestown Planning and Zoning Commission and City Council will hold public hearings to receive citizen input and consider action on the following:

Zoning: Request by Matthew Delahoussaye for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from Professional and Office District "O" to Business-general Commercial District "B-2" for .4638 acres of property located at 10702 Laurel Lane, Lot 69-72 Block A, Jonestown Hills Unit 2, Jonestown, Texas.

Preliminary Plat: Request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document No. 2018024745 Official Public Records, Travis County, Texas, for approval of a Preliminary Plat to subdivide 45.92 acres of land to be known as "The Hollows (The Destination on Lake Travis)" into forty-six (46) single family lots and six (6) nonresidential lots, located off Destination Way, Jonestown, Texas.

Final Plat: Request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County Texas, described by Deed of Record in Document Number 2018024745 Official Public Records, Travis County, Texas, for a final plat approval to subdivide 38.701 acres of land to be known as "The Hollows Sanctuary South Phase 2" into fifty-eight (58) single family lots and seven (7) nonresidential lots with public right of way, located entirely within Tract D off Destination Way, Jonestown TX.

Replat: Request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision, a subdivision in Travis County, Texas, according to plat or map thereof as recorded in Volume 38, Page 50 of the plat records of Travis County, Texas, being the same property described in instrument of record in Document Nos. 2005105410 and 2017080599 in the official public records of Travis County, Texas.

The public hearing before the Planning and Zoning Commission will be held on Thursday, October 6, 2022, at 7:30 p.m. The public hearing before the City Council will be held on Thursday, October 13, 2022, at 6:30 p.m. Both public hearings will be held at the City of Jonestown City Council Chamber, 18649 FM 1431, Suite 3A, Jonestown, Texas.

Information concerning these requests are available for viewing at Jonestown City Hall, 18649 FM 1431, Suite 4-A, during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. You may call 512-267-0359 or e-mail [ciolly@jonestowntx.gov](mailto:ciolly@jonestowntx.gov) for more information.

## Certification of Mailing

I hereby certify that I have notified the below listed property owners of the public hearing concerning the development request described in the attached public notice. This notice is in accordance with the Local Government Code, §211.007(c) and the City of Jonestown Code of Ordinances.

*Mrs. Allen*

Signature

*9/15/22*

Date of mailing

First Name	Last Name	Mailing Address	M City	M State	M Zip	Legal Description	Geo ID/Parcel Number	Property Address	P City	P State	P Zip	Property ID
Delpo Enterprises LLC Series B		4300 Speedway #4750	Austin	TX	78751	Lot 3 Panoramic Hills Subd Revised Plat Of A Pt Of Lot 37	188600119	10638 Deer Canyon Rd	Jonestown	TX	78645	786549
Heirloom LLC		4118 Green Vista Pl	Round Rock	TX	78665	Lot 4 Panoramic Hills Subd Revised Plat Of A Pt Of Lot 37	188600120	10644 Deer Canyon Rd	Jonestown	TX	78645	786550
Larry Joe	Morris	5753 Hwy 85 N	Crestview	FL	32536	16.055 Acr Of Trt 7 Panoramic Hills	188600404	10629 Deer Canyon Rd	Jonestown	TX	78645	544036
Todd & Melody	Harrison	927 Tallow Trl	Cedar Park	TX	78613	10.790A Of Lot 8 Panoramic Hills	192670404	10705 Deer Canyon Rd	Jonestown	TX	78645	566700
Hector M	Cadena	10904 Panoramic View	Jonestown	TX	78645	4.990Ac Of Lot 34 Panoramic Hills	192670503	10904 Panoramic View	Jonestown	TX	78645	186693

22-1-211-1

### Certification of Mailing

Francis Y	Huang	9555 Legend Isle Dr	San Antonio	TX	78254	Lot 23A Blk 35 Vista Grande Estates Amd Lts 22-24 Blk 35	188600125	Turkey Bend Dr	Jonestown	TX	78645	913809
Joel & Wanida	Stegall	8205 Yaupon Dr	Austin	TX	78759	Lot 4 Blk 35 Vista Grande Estates	190600404	10927 Panoramic View	Jonestown	TX	78645	186022
Derrick & Kumpa	Truong	404 Buttercup Creek Blvd #24	Cedar Park	TX	78613	Lot 27 Blk 35 Vista Grande Estates	190600408	10902 Turkey Bend Dr	Jonestown	TX	78645	186026
James & Wallis	Kepner	10917 Panoramic View	Jonestown	TX	78645	Lot 1-3 Lot 25 & 26 Blk 35 Vista Grande Estates	190600415	10917 Panoramic View	Jonestown	TX	78645	425427
Ryan James & Melissa H	Miller	414 Bloombsbury Dr	Kyle	TX	78640	17.969Ac Of Lot 34 Panoramic Hills	192670501	Deer Canyon Rd	Jonestown	TX	78645	186691
Matthew	Thompson	10639 Deer Canyon Rd	Jonestown	TX	78645	6.000 Acr Of Trt 7 Panoramic Hills	188600405	10639 Deer Canyon Rd	Jonestown	TX	78645	544037
Mark & Jennifer	Lopez	10710 Deer Canyon Rd	Jonestown	TX	78645	10.1000 Of Lot 28 Panoramic Hills	192670302	10702 Deer Canyon Rd	Jonestown	TX	78645	186670
4SR Investments LLC		6464 Savoy Dr Ste 865	Houston	TX	77036	40.61 Ac Of Lot 29 Panoramic Hills (1-D- 1W)	192670301	10698 Deer Canyon Rd	Jonestown	TX	78645	186669